HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Barrie CMA

Date Released: First Quarter 2016

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Canada

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Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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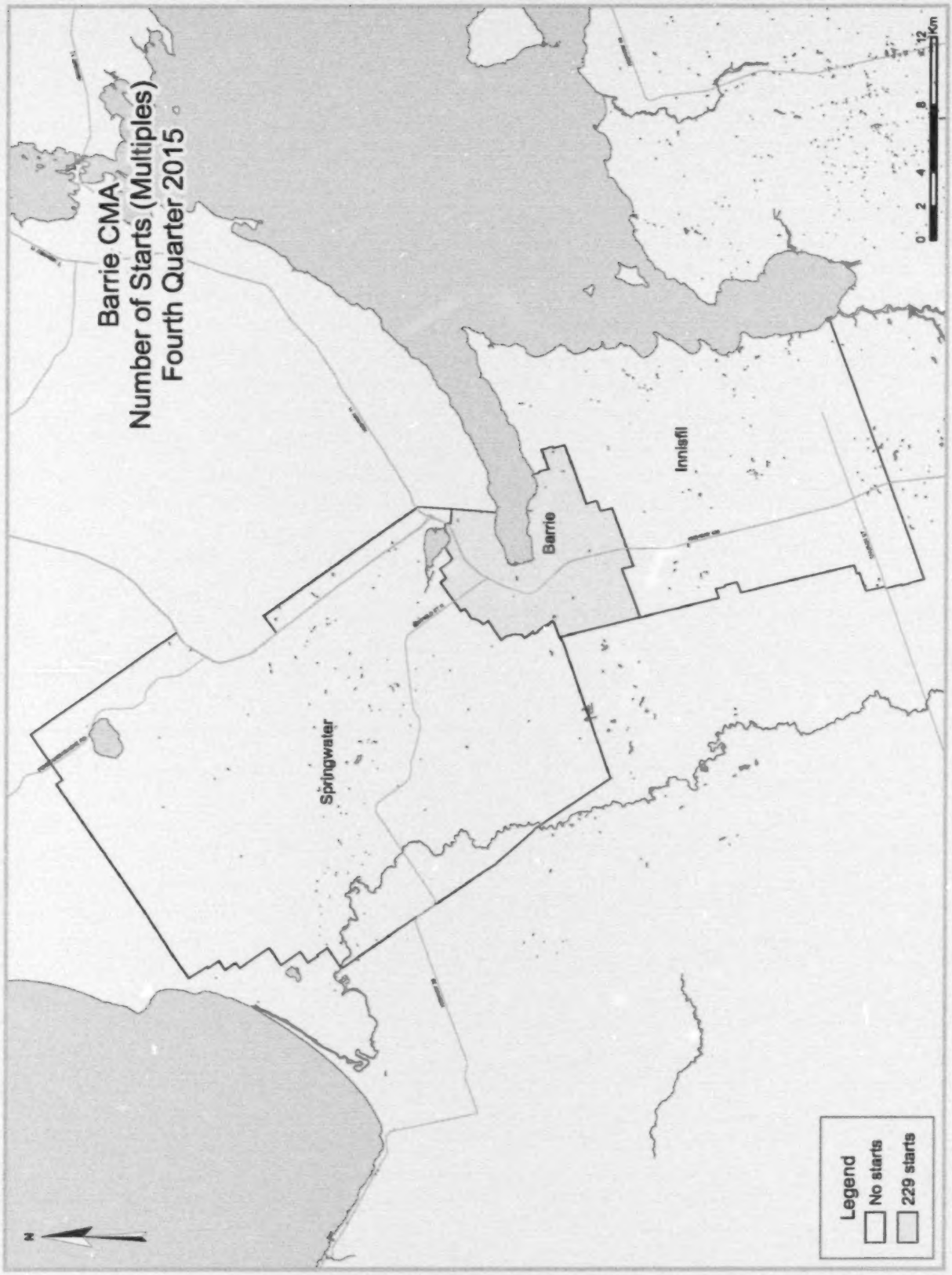
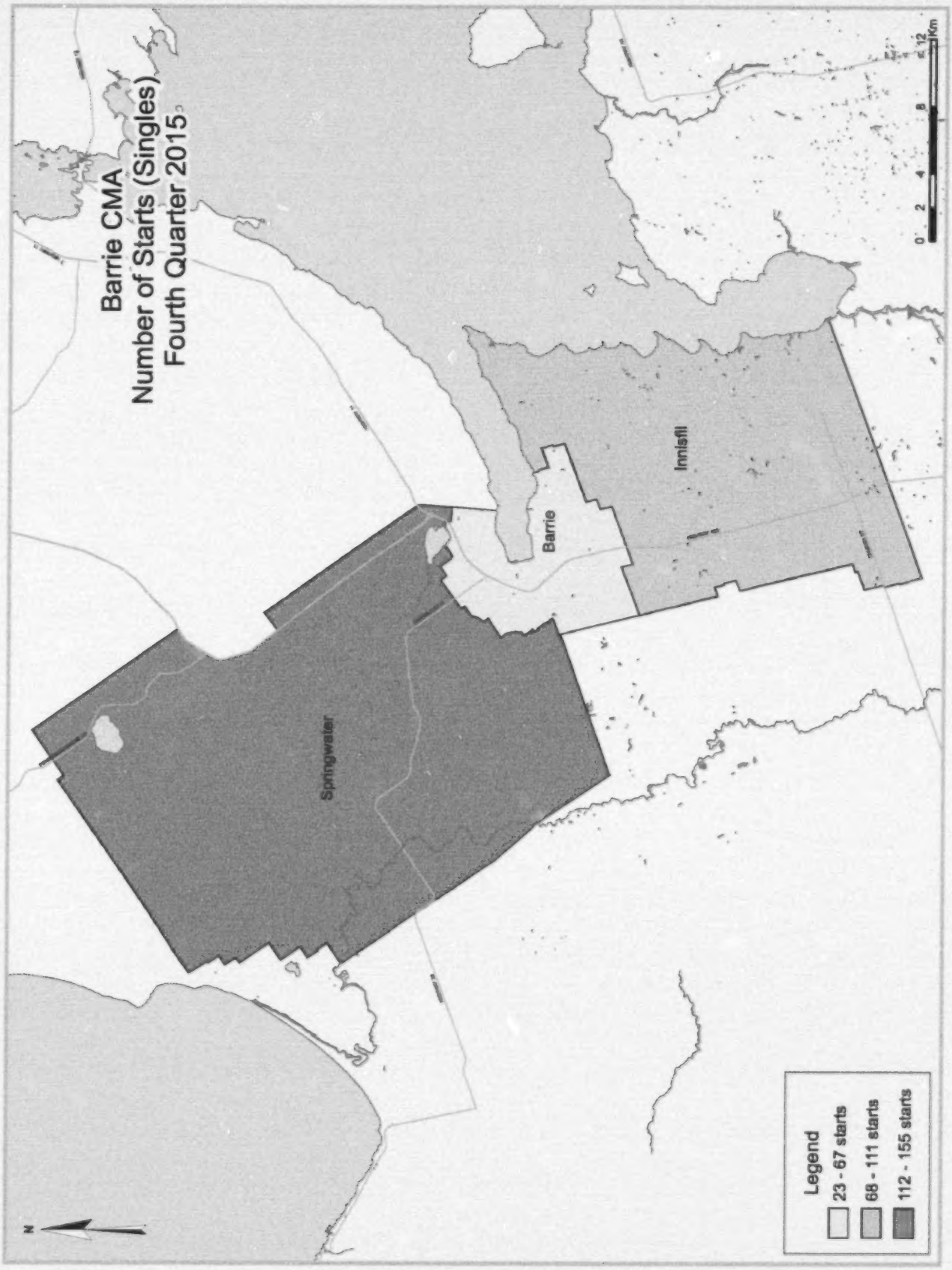
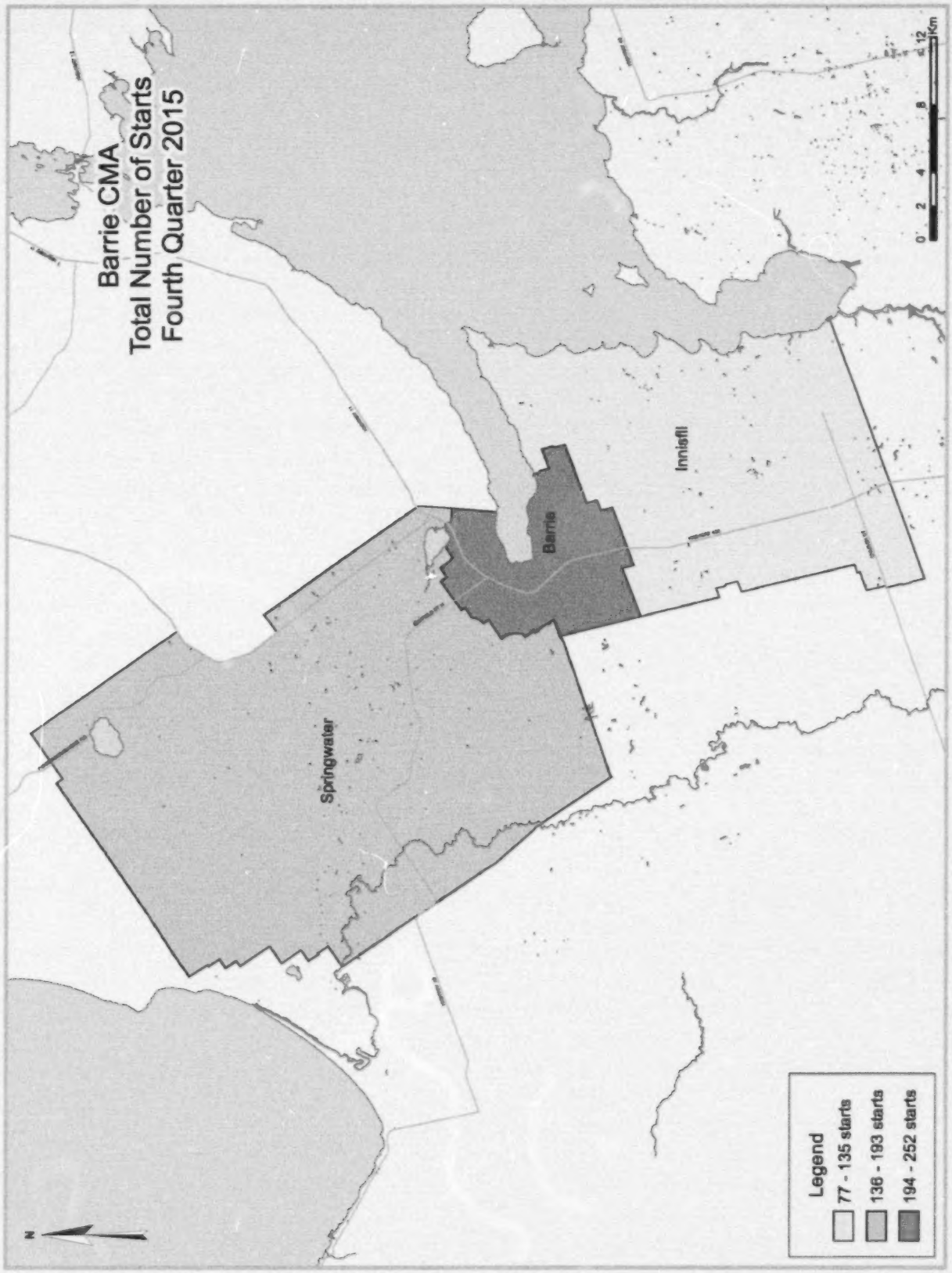
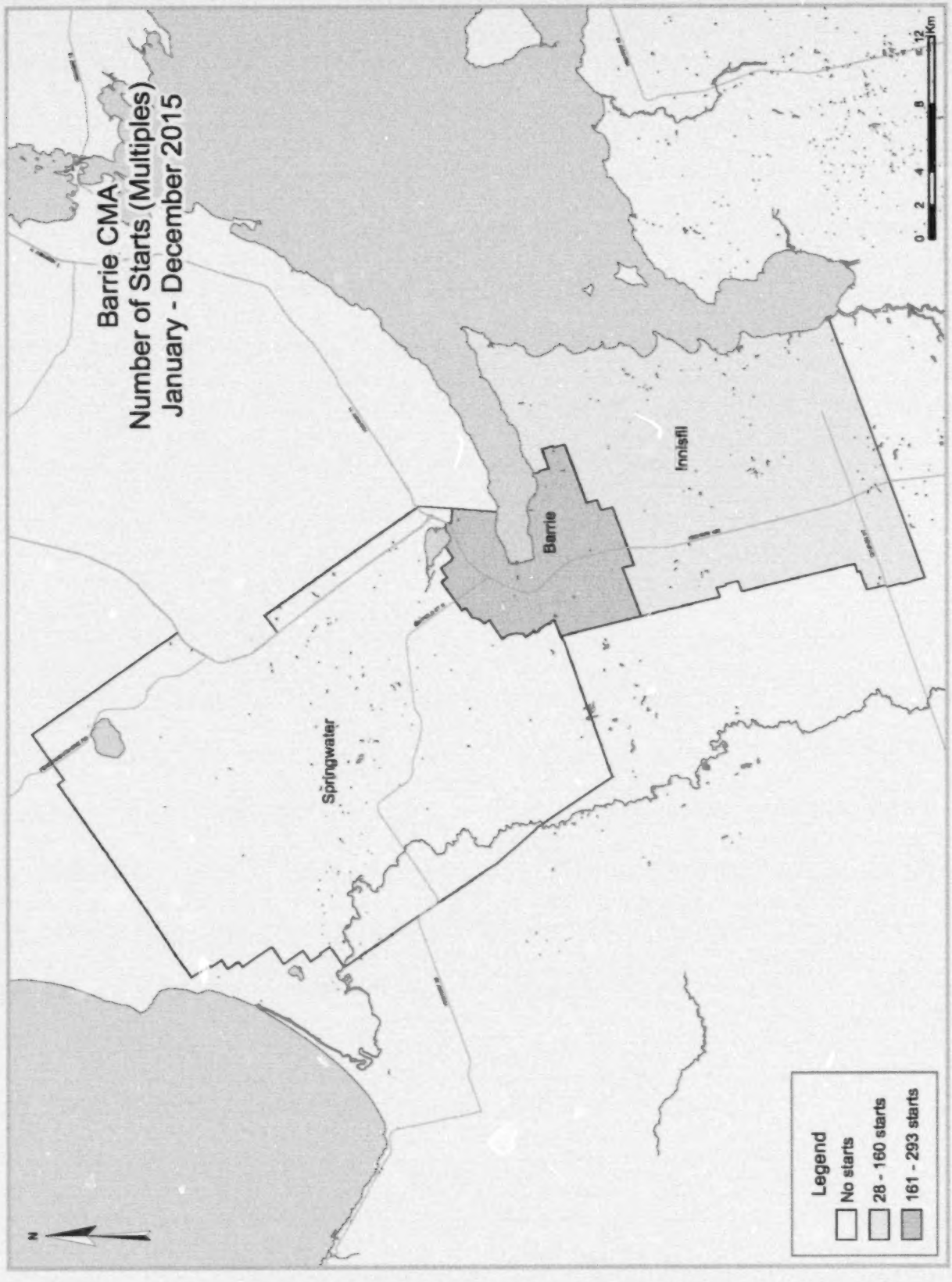
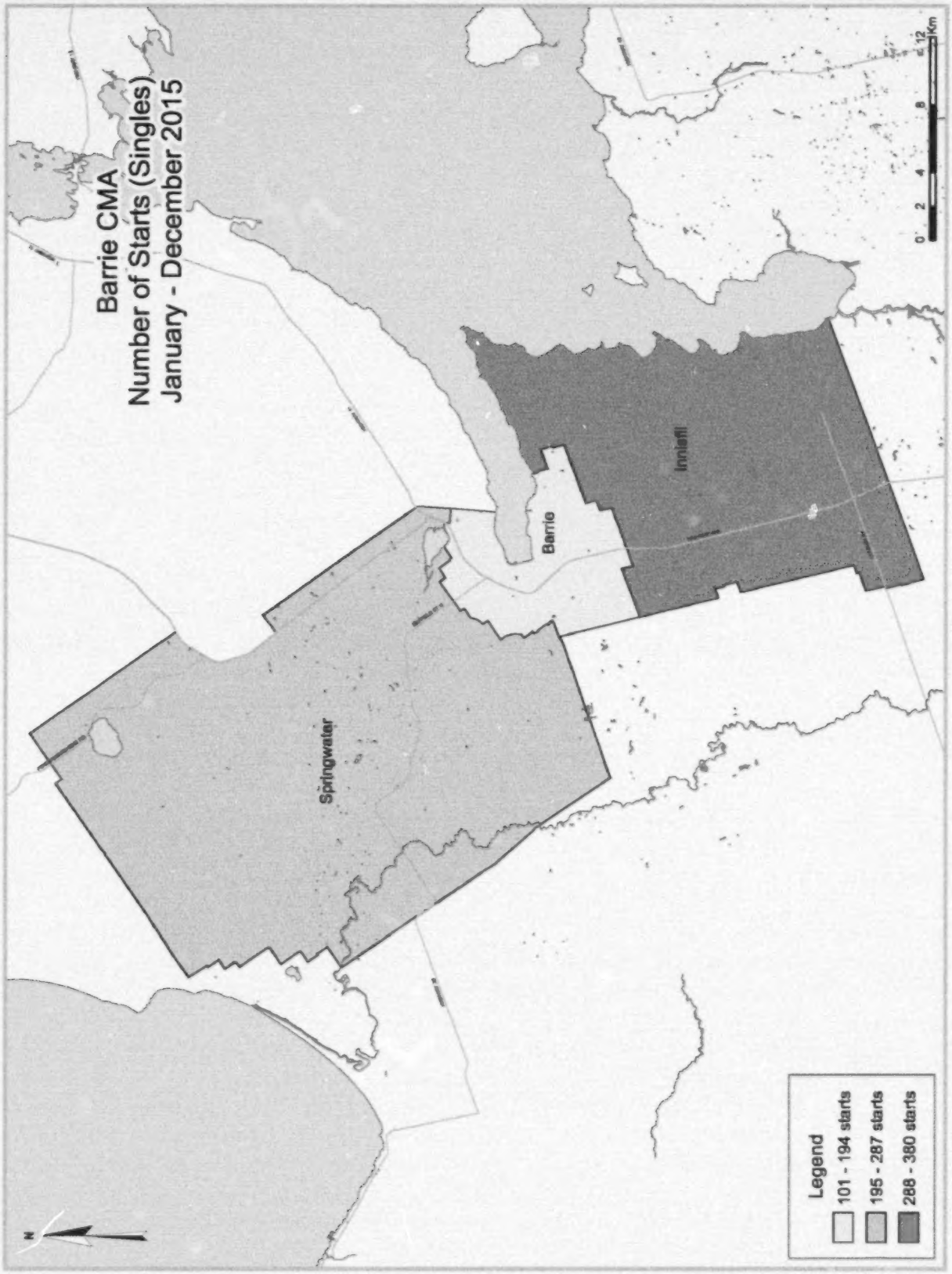
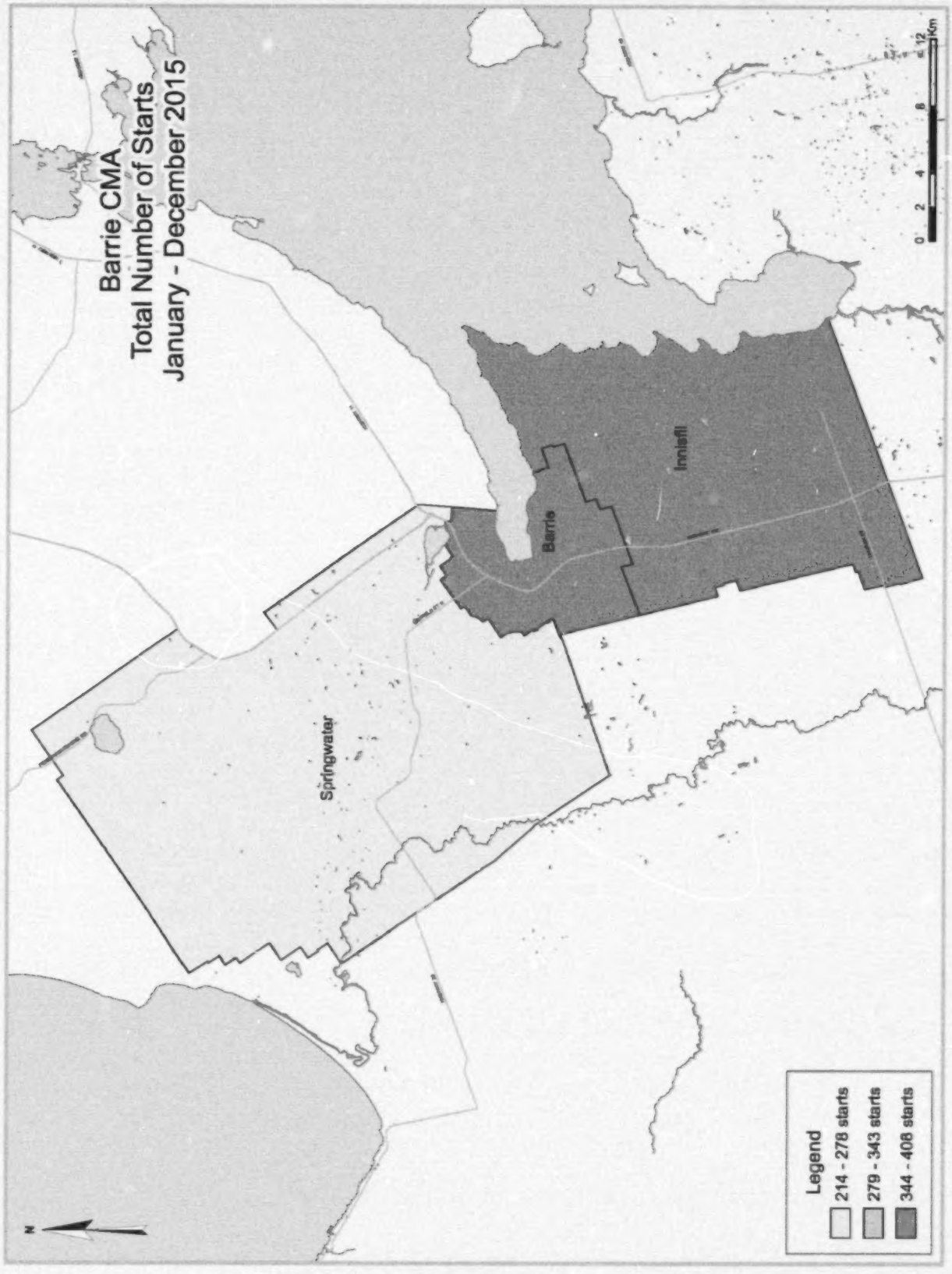

Barrie CMA
Number of Starts (Multiples)
Fourth Quarter 2015
Innisfil
Barrie
Springwater
Legend
No starts
229 starts
N
0
2
4
8
12
Km


Barrie CMA
Number of Starts (Singles)
Fourth Quarter 2015
Springwater
Barrie
Innisfil
0 2 4 8 12 Km
N
Legend
23 - 67 starts
68 - 111 starts
112 - 155 starts


Barrie CMA
Total Number of Starts
Fourth Quarter 2015
Innisfil
Barrie
Springwater
0 2 4 8 12 Km
N
Legend
77 - 135 starts
136 - 193 starts
194 - 252 starts


Barrie CMA
Number of Starts (Multiples)
January - December 2015
Innisfil
Barrie
Springwater
0 2 4 8 12 Km
N
Legend
No starts
28 - 160 starts
161 - 293 starts


Barrie CMA
Number of Starts (Singles)
January - December 2015
Springwater
Barrie
Innisfil
0 2 4 8 12 Km
Legend
101 - 194 starts
195 - 287 starts
288 - 380 starts


Barrie CMA
Total Number of Starts
January - December 2015
Springwater
Barrie
Innisfil
0 2 4 8 12 Km
N
Legend
214 - 278 starts
279 - 343 starts
344 - 408 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
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Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
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3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) Fourth Quarter 2015								
Barrie CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2014	2015	Oct. 2015	Nov. 2015	Dec. 2015	Oct. 2015	Nov. 2015	Dec. 2015
Single-Detached	550	695	857	1,999	718	625	848	863
Multiples	598	321	2,544	204	-	556	528	496
Total	1,148	1,016	3,401	2,203	718	1,181	1,376	1,359
	Quarterly SAAR		Actual			YTD		
	2015 Q3	2015 Q4	2014 Q4	2015 Q4	% change	2014 Q4	2015 Q4	% change
Single-Detached	546	1,213	100	255	155.0%	550	695	26.4%
Multiples	76	916	345	229	-33.6%	598	321	-46.3%
Total	622	2,129	445	484	8.8%	1,148	1,016	-11.5%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Barrie CMA
Fourth Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q4 2015	255	0	0	0	49	104	0	76	484
Q4 2014	100	0	6	0	43	232	0	64	445
% Change	155.0	n/a	-100.0	n/a	14.0	-55.2	n/a	18.8	8.8
Year-to-date 2015	695	10	51	0	80	104	0	76	1,016
Year-to-date 2014	550	6	74	0	56	308	0	154	1,148
% Change	26.4	66.7	-31.1	n/a	42.9	-66.2	n/a	-50.6	-11.5
UNDER CONSTRUCTION									
Q4 2015	481	12	23	0	65	228	0	104	913
Q4 2014	295	6	77	0	56	308	0	156	898
% Change	63.1	100.0	-70.1	n/a	16.1	-26.0	n/a	-33.3	1.7
COMPLETIONS									
Q4 2015	162	2	31	0	8	0	6	80	289
Q4 2014	119	0	0	0	0	0	0	0	119
% Change	36.1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	142.9
Year-to-date 2015	507	4	99	0	65	184	12	136	1,007
Year-to-date 2014	509	0	43	0	19	88	2	197	858
% Change	-0.4	n/a	130.2	n/a	**	109.1	**	-31.0	17.4
COMPLETED & NOT ABSORBED									
Q4 2015	32	2	4	0	3	6	n/a	n/a	47
Q4 2014	30	0	6	0	5	25	n/a	n/a	66
% Change	6.7	n/a	-33.3	n/a	-40.0	-76.0	n/a	n/a	-28.8
ABSORBED									
Q4 2015	163	2	27	0	8	1	n/a	n/a	201
Q4 2014	119	0	1	0	1	6	n/a	n/a	127
% Change	37.0	n/a	**	n/a	**	-83.3	n/a	n/a	58.3
Year-to-date 2015	507	2	101	0	67	203	n/a	n/a	880
Year-to-date 2014	559	0	49	0	27	97	n/a	n/a	732
% Change	-9.3	n/a	106.1	n/a	148.1	109.3	n/a	n/a	20.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Barrie City									
Q4 2015	23	0	0	0	49	104	0	76	252
Q4 2014	23	0	6	0	43	232	0	64	368
Innisfil Town									
Q4 2015	77	0	0	0	0	0	0	0	77
Q4 2014	61	0	0	0	0	0	0	0	61
Springwater Town									
Q4 2015	155	0	0	0	0	0	0	0	155
Q4 2014	16	0	0	0	0	0	0	0	16
Barrie CMA									
Q4 2015	255	0	0	0	49	104	0	76	484
Q4 2014	100	0	6	0	43	232	0	64	445
UNDER CONSTRUCTION									
Barrie City									
Q4 2015	47	12	11	0	65	228	0	104	467
Q4 2014	34	6	57	0	56	308	0	156	617
Innisfil Town									
Q4 2015	248	0	12	0	0	0	0	0	260
Q4 2014	222	0	20	0	0	0	0	0	242
Springwater Town									
Q4 2015	186	0	0	0	0	0	0	0	186
Q4 2014	39	0	0	0	0	0	0	0	39
Barrie CMA									
Q4 2015	481	12	23	0	65	228	0	104	913
Q4 2014	295	6	77	0	56	308	0	156	898
COMPLETIONS									
Barrie City									
Q4 2015	25	0	17	0	8	0	6	80	136
Q4 2014	21	0	0	0	0	0	0	0	21
Innisfil Town									
Q4 2015	120	2	14	0	0	0	0	0	136
Q4 2014	74	0	0	0	0	0	0	0	74
Springwater Town									
Q4 2015	17	0	0	0	0	0	0	0	17
Q4 2014	24	0	0	0	0	0	0	0	24
Barrie CMA									
Q4 2015	162	2	31	0	8	0	6	80	289
Q4 2014	119	0	0	0	0	0	0	0	119

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Barrie City									
Q4 2015	6	2	4	0	3	0	n/a	n/a	15
Q4 2014	7	0	6	0	5	12	n/a	n/a	30
Innisfil Town									
Q4 2015	13	0	0	0	0	0	n/a	n/a	13
Q4 2014	13	0	0	0	0	0	n/a	n/a	13
Springwater Town									
Q4 2015	13	0	0	0	0	6	n/a	n/a	19
Q4 2014	10	0	0	0	0	13	n/a	n/a	23
Barrie CMA									
Q4 2015	32	2	4	0	3	6	n/a	n/a	47
Q4 2014	30	0	6	0	5	25	n/a	n/a	66
ABSORBED									
Barrie City									
Q4 2015	28	0	13	0	8	0	n/a	n/a	49
Q4 2014	19	0	1	0	1	5	n/a	n/a	26
Innisfil Town									
Q4 2015	118	2	14	0	0	0	n/a	n/a	134
Q4 2014	74	0	0	0	0	0	n/a	n/a	74
Springwater Town									
Q4 2015	17	0	0	0	0	1	n/a	n/a	18
Q4 2014	26	0	0	0	0	1	n/a	n/a	27
Barrie CMA									
Q4 2015	163	2	27	0	8	1	n/a	n/a	201
Q4 2014	119	0	1	0	1	6	n/a	n/a	127

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Barrie CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	695	10	51	0	80	104	0	76	1,016
% Change	26.4	66.7	-31.1	n/a	42.9	-66.2	n/a	-50.6	-11.5
2014	550	6	74	0	56	308	0	154	1,148
% Change	-8.6	0.0	-38.3	n/a	115.4	**	-100.0	**	28.8
2013	602	6	120	0	26	88	19	30	891
% Change	27.0	0.0	25.0	n/a	-65.3	-27.3	137.5	**	13.9
2012	474	6	96	0	75	121	8	2	782
% Change	33.9	**	65.5	n/a	**	-54.3	n/a	0.0	11.7
2011	354	1	58	0	20	265	0	2	700
% Change	-19.9	-75.0	-44.8	n/a	-28.6	**	n/a	-93.5	2.6
2010	442	4	105	0	28	72	0	31	682
% Change	51.4	n/a	n/a	n/a	n/a	-20.0	n/a	-31.1	59.7
2009	292	0	0	0	0	90	0	45	427
% Change	-16.0	-100.0	-100.0	n/a	-100.0	-75.4	n/a	**	-69.8
2008	858	12	140	0	30	366	0	10	1,416
% Change	15.0	-14.3	-21.3	n/a	**	**	n/a	n/a	44.5
2007	746	14	178	0	5	37	0	0	980
% Change	-23.3	-46.2	107.0	n/a	-78.3	n/a	n/a	-100.0	-16.2
2006	972	26	86	0	23	0	0	62	1,169

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Fourth Quarter 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	% Change
Barrie City	23	23	0	0	49	49	180	296	252	368	-31.5
Innisfil Town	77	61	0	0	0	0	0	0	77	61	26.2
Springwater Town	155	16	0	0	0	0	0	0	155	16	**
Barrie CMA	255	100	0	0	49	49	180	296	484	445	8.8

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Barrie City	101	93	8	6	105	110	180	462	394	671	-41.3
Innisfil Town	380	378	2	0	26	20	0	0	408	398	2.5
Springwater Town	214	79	0	0	0	0	0	0	214	79	170.9
Barrie CMA	695	550	10	6	131	130	180	462	1,016	1,148	-11.5

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Fourth Quarter 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014
Barrie City	49	49	0	0	104	232	76	64
Innisfil Town	0	0	0	0	0	0	0	0
Springwater Town	0	0	0	0	0	0	0	0
Barrie CMA	49	49	0	0	104	232	76	64

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Barrie City	105	110	0	0	104	308	76	154
Innisfil Town	26	20	0	0	0	0	0	0
Springwater Town	0	0	0	0	0	0	0	0
Barrie CMA	131	130	0	0	104	308	76	154

Table 2.4: Starts by Submarket and by Intended Market
Fourth Quarter 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014
Barrie City	23	29	153	275	76	64	252	368
Innisfil Town	77	61	0	0	0	0	77	61
Springwater Town	155	16	0	0	0	0	155	16
Barrie CMA	255	106	153	275	76	64	484	445

Table 2.5: Starts by Submarket and by Intended Market
January - December 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Barrie City	134	153	184	364	76	154	394	671
Innisfil Town	408	398	0	0	0	0	408	398
Springwater Town	214	79	0	0	0	0	214	79
Barrie CMA	756	630	184	364	76	154	1,016	1,148

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type Fourth Quarter 2015											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	% Change
Barrie City	25	21	0	0	31	0	80	0	136	21	**
Innisfil Town	120	74	2	0	14	0	0	0	136	74	83.8
Springwater Town	17	24	0	0	0	0	0	0	17	24	-29.2
Barrie CMA	162	119	2	0	45	0	80	0	289	119	142.9

Table 3.1: Completions by Submarket and by Dwelling Type January - December 2015											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Barrie City	87	114	2	2	142	48	320	285	551	449	22.7
Innisfil Town	353	324	2	0	34	14	0	0	389	338	15.1
Springwater Town	67	71	0	0	0	0	0	0	67	71	-5.6
Barrie CMA	507	509	4	2	176	62	320	285	1,007	858	17.4

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Fourth Quarter 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014
Barrie City	25	0	6	0	0	0	80	0
Innisfil Town	14	0	0	0	0	0	0	0
Springwater Town	0	0	0	0	0	0	0	0
Barrie CMA	39	0	6	0	0	0	80	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Barrie City	130	48	12	0	184	88	136	197
Innisfil Town	34	14	0	0	0	0	0	0
Springwater Town	0	0	0	0	0	0	0	0
Barrie CMA	164	62	12	0	184	88	136	197

Table 3.4: Completions by Submarket and by Intended Market
Fourth Quarter 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014
Barrie City	42	21	8	0	86	0	136	21
Innisfil Town	136	74	0	0	0	0	136	74
Springwater Town	17	24	0	0	0	0	17	24
Barrie CMA	195	119	8	0	86	0	289	119

Table 3.5: Completions by Submarket and by Intended Market
January - December 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Barrie City	154	143	249	107	148	199	551	449
Innisfil Town	389	338	0	0	0	0	389	338
Springwater Town	67	71	0	0	0	0	67	71
Barrie CMA	610	552	249	107	148	199	1,007	858

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Fourth Quarter 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $449,999		$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Barrie City													
Q4 2015	0	0.0	3	12.0	9	36.0	7	28.0	6	24.0	25	-	423,129
Q4 2014	2	10.5	2	10.5	2	10.5	5	26.3	8	42.1	19	425,000	428,589
Year-to-date 2015	0	0.0	19	24.4	27	34.6	14	17.9	18	23.1	78	-	413,187
Year-to-date 2014	13	10.2	15	11.8	20	15.7	41	32.3	38	29.9	127	415,000	430,016
Innisfil Town													
Q4 2015	0	0.0	2	1.8	20	18.0	37	33.3	52	46.8	111	430,000	457,749
Q4 2014	5	6.8	17	23.3	16	21.9	21	28.8	14	19.2	73	385,000	413,191
Year-to-date 2015	2	0.6	24	7.3	63	19.2	69	21.0	170	51.8	328	445,000	484,544
Year-to-date 2014	14	3.9	72	20.1	101	28.1	96	26.7	76	21.2	359	400,000	419,417
Springwater Town													
Q4 2015	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	-	740,470
Q4 2014	0	0.0	0	0.0	0	0.0	2	8.7	21	91.3	23	650,000	679,047
Year-to-date 2015	0	0.0	1	2.5	0	0.0	0	0.0	39	97.5	40	-	716,903
Year-to-date 2014	0	0.0	0	0.0	1	1.4	3	4.3	65	94.2	69	650,000	668,990
Barrie CMA													
Q4 2015	0	0.0	5	3.4	29	19.7	44	29.9	69	46.9	147	445,000	494,729
Q4 2014	7	6.1	19	16.5	18	15.7	28	24.3	43	37.4	115	415,000	468,906
Year-to-date 2015	2	0.4	44	9.9	90	20.2	83	18.6	227	50.9	446	452,500	496,970
Year-to-date 2014	27	4.9	87	15.7	122	22.0	140	25.2	179	32.3	555	410,000	451,548

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Fourth Quarter 2015						
Submarket	Q4 2015	Q4 2014	% Change	YTD 2015	YTD 2014	% Change
Barrie City	423,129	428,589	-1.3	413,187	430,016	-3.9
Innisfil Town	457,749	413,191	10.8	484,544	419,417	15.5
Springwater Town	740,470	679,047	9.0	716,903	668,990	7.2
Barrie CMA	494,729	468,906	5.5	496,970	451,548	10.1

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Barrie Fourth Quarter 2015										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	194	-13.8	349	461	560	62.3	317,546	9.2	329,926
	February	294	0.0	377	499	576	65.5	334,640	9.2	337,090
	March	387	7.5	381	708	605	63.0	345,396	11.9	340,437
	April	471	-8.4	378	859	633	59.7	334,505	2.9	329,169
	May	581	-1.9	411	990	686	59.9	343,304	6.0	336,058
	June	553	7.4	403	852	704	57.2	350,479	7.0	343,690
	July	509	2.2	413	801	726	56.9	343,924	6.3	340,604
	August	437	9.8	430	696	720	59.7	330,979	4.0	335,154
	September	445	15.9	419	768	717	58.4	341,074	2.1	339,325
	October	396	0.5	406	636	696	58.3	343,113	8.5	346,488
	November	331	21.2	454	384	595	76.3	347,728	12.6	350,157
	December	197	-2.0	372	252	687	54.1	346,584	19.8	351,176
2015	January	218	12.4	414	507	635	65.2	337,718	6.4	351,488
	February	335	13.9	431	616	716	60.2	347,278	3.8	350,177
	March	451	16.5	431	819	678	63.6	353,644	2.4	353,241
	April	560	23.1	448	911	686	65.3	375,713	12.3	365,536
	May	625	7.6	454	1,009	698	65.0	375,810	9.5	367,297
	June	609	10.1	417	865	665	62.7	373,059	6.4	365,838
	July	542	6.5	441	737	662	66.6	371,393	8.0	369,178
	August	434	-0.7	428	622	637	67.2	376,773	13.8	382,149
	September	453	1.8	434	695	650	66.8	394,870	15.8	392,244
	October	400	1.0	431	581	661	65.2	392,128	14.3	394,843
	November	359	8.5	459	462	699	65.7	392,247	12.8	394,135
	December	238	20.8	453	247	685	66.1	362,510	4.6	367,017
	Q4 2014	924	6.5		1,272			345,506	12.3	
	Q4 2015	997	7.9		1,290			385,100	11.5	
	YTD 2014	4,795	3.2		7,906			341,023	7.3	
	YTD 2015	5,244	9.4		8,071			373,203	9.4	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
Fourth Quarter 2015

		Interest Rates			NHPI, Total, (Ontario) 2007=100	CPI, 2002 =100 (Ontario)	Barrie Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	117.5	123.3	107.4	5.8	69.9	878
	February	595	3.14	5.24	117.9	124.6	106.9	6.1	69.7	866
	March	581	3.14	4.99	117.9	125.1	107.7	6.6	70.5	862
	April	570	3.14	4.79	118.4	125.9	108.6	6.1	70.7	873
	May	570	3.14	4.79	118.4	126.5	110.0	6.5	71.8	859
	June	570	3.14	4.79	118.8	126.9	109.2	6.3	71.0	847
	July	570	3.14	4.79	118.7	126.5	109.7	6.7	71.6	822
	August	570	3.14	4.79	119.1	126.5	111.3	6.6	72.3	832
	September	570	3.14	4.79	119.3	126.7	114.6	6.0	73.9	847
	October	570	3.14	4.79	119.4	126.8	116.3	5.1	74.2	857
	November	570	3.14	4.79	119.6	126.3	115.8	4.8	73.5	856
	December	570	3.14	4.79	119.8	125.4	114.9	5.1	73.2	858
2015	January	570	3.14	4.79	119.7	125.3	114.6	5.5	73.2	873
	February	567	2.89	4.74	120.1	126.2	113.1	6.5	72.8	880
	March	567	2.89	4.74	120.3	127.1	112.0	6.7	72.1	890
	April	561	2.89	4.64	120.6	126.9	110.1	7.8	71.8	919
	May	561	2.89	4.64	121.0	127.7	110.0	8.3	72.0	958
	June	561	2.89	4.64	121.5	128.2	109.7	7.7	71.3	980
	July	561	2.89	4.64	121.9	128.4	109.2	7.2	70.5	963
	August	561	2.89	4.64	122.5	128.0	109.6	6.8	70.3	940
	September	561	2.89	4.64	122.7	127.8	108.1	7.0	69.4	932
	October	561	2.89	4.64	123.1	127.9	106.2	6.6	67.8	939
	November	561	3.14	4.64	123.4	127.9	103.8	6.1	65.9	935
	December	561	3.14	4.64		127.5	104.6	6.4	66.4	918

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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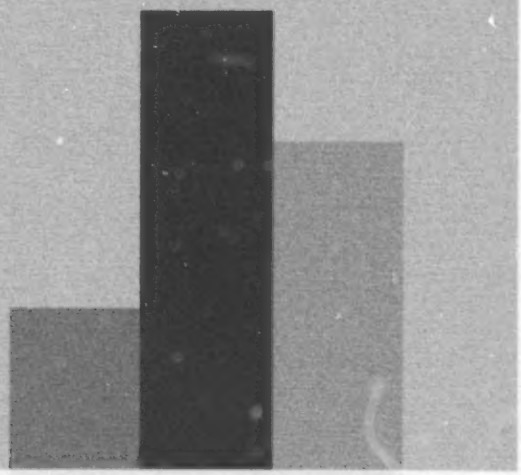

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